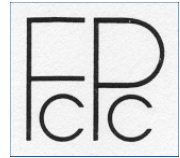




FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



AGENDA

Friday September 13, 2013

APPROVED: _____

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NOTICES AND REMINDERS

The County's lobbying ordinance (Chapter 1-7.2 of the code) requires the registration of individuals and entities that qualify as lobbyists. If you will be testifying before the Planning Commission, the ordinance may require that you register as a lobbyist. If you have a question as to the applicability of this ordinance, please contact the County Attorney's Office at (301) 600-1030.

Please turn off all cell phones, pagers, and other electronic devices during planning commission meetings. If you must attend to business or engage in a private conversation, please exit the hearing room so as not to disrupt any presentation or speakers.

Agenda items will be reviewed in succession. It is the responsibility of the applicant and other persons of record to be prepared to discuss their agenda item during the respective session.

The Commission will break for lunch at approximately 12:30 pm if the meeting is expected to continue into the afternoon.

Providing Public Testimony

- Any individual who wishes to testify on an agenda item are required to be sworn in at the beginning of each agenda item.
- Individuals are allotted three (3) minutes and recognized organizations ten (10) minutes for each agenda item.
- If you are also submitting written material please provide ten (10) copies for the Commission and staff.

Applicants

- All applicants and their representatives who testify are required to be sworn in at the beginning of each agenda item.
- Be prepared to speak in the time allotted, typically fifteen (15) minutes with a five (5) minute rebuttal following any public comments.
- If you are submitting written material please provide ten (10) copies for the Commission and staff.

Individuals requiring special accommodations for this meeting are requested to contact the County Manager's Office at 301-600-1100 (tty: use Maryland relay) to make the necessary arrangements no later than seven (7) working days prior to the meeting.

Any correspondence to the Planning Commission can be sent to: planningandzoning@frederickcountymd.gov

TENTATIVE UPCOMING MEETINGS

Planning Commission Meetings/Workshops

(1st Floor Hearing Room, Winchester Hall)

Wednesday – September 18, 2013 @ 1:30 pm

Contact

Planning and Development Review

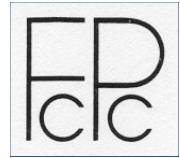
@ 301-600-1138

*For re-zonings, Ag-preservation, workshops,
public hearing agendas, preliminary/final
plats, Preliminary and Site plan items*



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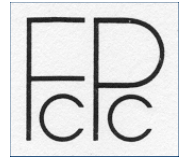
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ITEM	TIME	ACTION REQUESTED
<u>9:30 A.M.</u>		
1. <u>MINUTES TO APPROVE</u>		DECISION
2. <u>PLANNING COMMISSION COMMENTS</u>		INFORMATIONAL
3. <u>AGENCY COMMENTS / AGENDA BRIEFING</u>		INFORMATIONAL
4. <u>ELECTION OF OFFICERS</u>		DECISION
Rules and Procedures, Section 2-Officer and Committees: 2.1 - The commission shall organize annually in the month of September and elect a Chairman, Vice-Chairman and Secretary. (10-19-05)		
5. <u>BOARD OF EDUCATION</u>		FINDING OF CONSISTENCY
a) <u>Educational Facilities Master Plan</u> - Staff will present the annual update of the Superintendent's Recommended Educational Facilities Master Plan with a request for finding of consistency with the Frederick County Comprehensive Plan. <i>Eric Soter, Division Director</i>		
6. <u>ADEQUATE PUBLIC FACILITIES ORDINANCE (APFO)</u>		DECISION
a) <u>Urban Green</u> - Staff is requesting approval of the APFO Letter of Understanding (LOU), in follow-up to the August 14, 2013 Planning Commission meeting for the Urban Green Site Plan. File: SP12-11; APFO #13559 <i>Traffic Engineer, Ron Burns</i>		
7. <u>PRELIMINARY PLANS</u>		DECISION
a) <u>Yeager Subdivision</u> - The applicant is requesting Preliminary Plan approval for 3 residential single family lots on a 5.1 acre site. Located on the south side of Yeagertown Road. Zoned Residential (R-1). Planning Region: New Market. Tax Map 79, Parcel 9. File: S871, Preliminary #13552, APFO #13239, FRO #13240 <i>Tim Goodfellow, Principal Planner</i>		



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- b) [Days Range](#)- The applicant is requesting Preliminary Subdivision Plan and Adequate Public Facilities approval for 45 single family residential lots on a 123.54 acre site. Located along Windsor Road, south of Oriole Drive. Zoned Residential (R-1). Planning Region: Urbana. Tax Map 97 & 106 / Parcel 1 & 114.

File: S1113, Preliminary #12995, APFO #12997, FRO #13723

Tolson DeSa, Principal Planner

8. CONCEPT PLAN

DECISION

- a) [Mill Creek Subdivision](#)- The applicant is requesting non-binding Concept Plan approval for 147 single family residential lots on a 65.68 acre site. Located along Jones Road, north of Green Valley Road. Zoned Residential (R-3). Planning Region: Walkersville. Tax Map 60 / Parcels 51 & 64.

File: S1123, Concept #13502

Tolson DeSa, Principal Planner

9. SITE PLAN

DECISION

- a) [Resthaven Memorial Gardens](#)- The applicant is requesting Site Development Plan and Adequate Public Facilities approval for the construction of a 2-story, 22,962 square foot building for cemetery use; 1,875 square feet of additions to the existing office building "A", and construction of an 1,875 square foot utility building and crematory, for a total of 26,016 square feet of new building space on a 33.88 acre site. Located along US Rt 15, north of Sundays Lane. Zoned Agricultural (AG). Planning Region: Frederick. Tax Map 48 / Parcels 104, 269, & 270.

File: SP76-03, Site #10097, APFO #10098, FRO #10099

Tolson DeSa, Principal Planner.

10. COMBINED PRELIMINARY / SITE PLAN

DECISION

- a) [Preston, Section Two](#)- The applicant is requesting Preliminary Subdivision / Final Site Development Plan and Adequate Public Facilities approval. The project consists of subdivision approval for 98 lots (59 Single Family detached and 39 Townhouse) and site development plan approval for the 39 townhouse dwellings, on a 29.69-acre site. Located along Baltimore National Pike, east of Bartonsville Road. Zone Residential (R-3). Planning region: New Market. Tax Map 78 / Parcels 243 & 681.

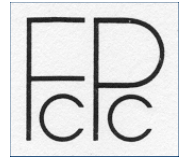
File: S1010 / SP07-10, Site #13561, APFO #13562, FRO #13563

Tolson DeSa, Principal Planner



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11. TEXT AMENDMENT

RECOMMENDATION

- a) [FT13-01 Forest Resource Ordinance Text Amendments](#)- House Bill 706, titled "Forest Conservation Act of 2013" was passed during the 2013 Legislative Session and will become effective on October 1, 2013. This bill requires several changes to the County's Forest Resource Ordinance. The FcPc must provide recommendations or comments to the BOCC.
Mike Wilkins, Principal Planner